



DEPARTMENT OF THE NAVY

THE ASSISTANT SECRETARY OF THE NAVY
(ENERGY, INSTALLATIONS & ENVIRONMENT)
1000 NAVY PENTAGON
WASHINGTON DC 20350-1000

APR 4 2011

MEMORANDUM FOR HEADS OF DOD AND FEDERAL AGENCIES

SUBJECT: Notice of Availability of Navy Real Property

Congress has approved the recommendations of the 2005 Defense Base Closure and Realignment Commission, which include properties currently under the control of the Department of the Navy. The base closure process requires that surplus property be identified as soon as possible in order to speed the recovery of the communities that will be affected by base closures and realignments. Accordingly, this Notice of Availability is to inform your agency that the property described on the attachment may be available to Department of Defense (DoD) components or Federal agencies for possible utilization.

If your agency has an interest in acquiring any portion of the property, you are requested to advise this office no later than 30 days from the date of this letter. To have the interest further considered, agencies/components (entities) must confirm interest and provide all of the following not later than 60 days from the date of this letter:

a. For non-DoD agencies, a completed GSA Form 1334 is required. For DoD components, a DD Form 1354 is required. The head of the Federal agency or DoD component requesting the property must sign these forms. If the authority to acquire property has been delegated, a copy of the delegation letter must accompany the form.

b. A statement from the head of the entity that the request does not establish a new program.

c. A statement that the requesting entity has reviewed/screened its real property holdings and cannot satisfy the requirement with existing property. This review must include all property under the requester's accountability, including permits or out lease to other entities.

d. A statement that the requested property would provide greater long-term economic benefits for the program than acquisition of a new facility or other property.

e. A statement that the program for which the property is requested has long-term viability.

f. A statement that considerations of design, layout, geographic location, age, state of repair, and expected maintenance costs of the requested property clearly demonstrate that the transfer will prove more economical than acquiring a new facility.

g. A statement that the size of the property requested is consistent with the actual requirement.

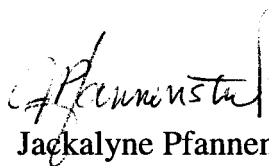
h. A statement that fair market value reimbursement will be made at the time of transfer.

i. A statement that the requesting entity agrees to accept the care and custody costs for the property on the date (as determined by the Department of the Navy) that the property is available for transfer.

j. A statement that the requesting entity agrees to accept transfer of the property in its existing condition.

In addition to Fair Market Value, requesting entity will be required to pay certain transfer costs as applicable, including but not limited to an appraisal and a metes and bounds land survey.

Please submit interest for this property to Ms. Kimberly Kesler at 1455 Frazee Road, Suite 900, San Diego, CA 92108. If you have additional questions about the property, contact Ms. Thuane Fielding at (843) 732-2133 or via e-mail at Thuane.Fielding@navy.mil.



Jackalyne Pfannenstiel

Attachment:
As stated

FORMER NAVAL ORDNANCE STATION, LOUISVILLE, KY

The former Naval Ordnance Station Louisville (NOSL) was transferred by deed to the Louisville/Jefferson County Redevelopment Authority (LJCRA) on 11 February 2004. The LJCRA leased back a portion of the property to the Government for in-service engineering and storage support for gun weapons systems. This leased property is located at 160 Rochester Drive in Louisville, KY. The excess property consists of approximately 3.8602 acres of land with 9 buildings containing a total of approximately 110,377 square feet, including 3 administrative buildings, 3 test and training facilities, and 3 storage and support buildings.

The lease with the LJCRA will expire by its terms on 10 February 2054 and may be transferred to another department or agency of the Federal Government after providing 90 days written notice to the LJCRA. The lease provisions also require the prior consent of the LJCRA for any non-compatible use of the property. There are no rental costs, but the occupant is responsible for the payment of utilities, services and maintenance of the leased facilities.

DESCRIPTION

1. GSA Control Number: KY-00004S
2. Property Identification: Louisville Navy Detachment
3. Property Address: 160 Rochester Drive, Louisville, Kentucky
4. Holding Agency: Department of the Navy
5. Custodian: Navy BRAC PMO SE, North Charleston, SC
6. Land Size: 3.8602 leased acres
7. Building Data: 110,377 sf including 3 administrative buildings totaling 83,648 sf., 9,200 sf, and 1,891 sf: 3 test and training facilities totaling 6,419 sf: and 3 storage and support facilities totaling 9,219 sf.
8. Range of Possible Use: Office and light industrial—located adjacent to the Louisville Airport
9. Utilities: Water, sewer, electricity, gas
10. Reimbursement: Lease transfer at no cost to Federal agencies
11. Expressed Interest: None
12. Historical Data: Not eligible for National Register listing
13. Contact Person: Ms. Thuane Fielding at (843) 732-2133 or via e-mail at Thuane.Fielding@navy.mil

NOTICE OF SCREENING

Date of Notice (mm/dd/yyyy)	06/06/2011
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Date of Expiration (mm/dd/yyyy)	07/06/2011
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Agency and Bureau Name	Navy	State	South Carolina
Contact Name	Thuane Fielding	Zip Code (5+4)	
Street	Navy BRAC PMO SE	Telephone Number	(843) 732-2133
City	North Charleston	E-mail Address	thuane.fielding@navy.mil

Property Title or Name	Louisville Navy Detachment	City	Louisville
Installation Name		State	KY
Address	160 Rochester Drive.	Zip Code (5+4)	
		County	
Date Available for Initial Occupancy (mm/dd/yyyy)	10/01/2011	Country	
Date Available for 100% Occupancy (mm/dd/yyyy)		Longitude/Latitude	

Complete the section below for each building, structure, or land reported as excess, associated with this disposal. If there are more than 8 assets, complete the "Continuation Page" listing the Real Property Unique Identifier (RPUID), Size, Property Type and Use, and Restriction for all remaining assets. More than one continuation page may be used if needed.

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